

Article 3: Land Development Procedures

Division 2: Rules for Calculation and Measurement

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0201 Purpose of Rules for Calculation and Measurement

The purpose of this division is to clarify and define the manner in which specific land development terms and development regulations are applied. The intent is to provide the rules for calculating, determining, establishing, and measuring those aspects of the natural and built environment that are regulated by the Land Development Code.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0202 When Rules for Calculation and Measurement Apply

This division applies to *development* when the applicable regulations include terms or concepts that are shown in Table 113-02A. The Rules for Calculation and Measurement clarify development regulations and land development terms by expanding on the regulations and providing detailed explanations of pertinent aspects of the regulation. These rules govern the way in which the development regulations are implemented. The land *development* terms and the sections for the corresponding rules are provided in Table 113-02A. The Rules for Calculation and Measurement of one regulation or term may be used in conjunction with another.

Table 113-02A
Rules for Calculation and Measurement

Land Development Term or Concept	Section
<i>Attic</i>	113.0210
<i>Building envelope</i>	113.0213
<i>Building facade</i>	113.0216
<i>Coastal bluff edge</i>	113.0219
<i>Density</i>	113.0222
Distance Between Uses	113.0225
<i>Grade:</i>	
Existing <i>Grade</i>	113.0228
Proposed <i>Grade</i>	113.0231
<i>Gross floor area</i>	113.0234

(8-2001)

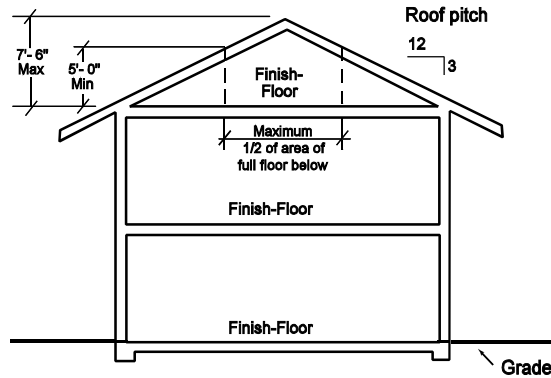
Land Development Term or Concept	Section
<i>Lot</i>	113.0237
<i>Lot coverage</i>	113.0240
Lot Depth and Width	113.0243
<i>Property line</i>	113.0246
<i>Setback line</i>	113.0249
<i>Setbacks</i>	113.0252
<i>Sign copy area</i>	113.0255
<i>Sign face</i>	113.0258
<i>Story</i>	113.0261
<i>Street wall</i>	113.0264
<i>Street wall line</i>	113.0267
<i>Structure height</i>	113.0270
<i>Visibility area</i>	113.0273
<i>Yards</i>	113.0276

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0210 Determining Attic

An *attic* is the area under a sloped roof that has a pitch of at least 3:12 (3 vertical feet to 12 horizontal feet) with a height of at least 5 feet and no more than 7 feet, 6 inches, measured from the highest finish-*floor* elevation to the finish roof above. The *floor* area of an *attic* shall not exceed one-half of the *floor* area of the nearest full *story* below. This is illustrated in Diagram 113-02A.

Diagram 113-02A
Attic

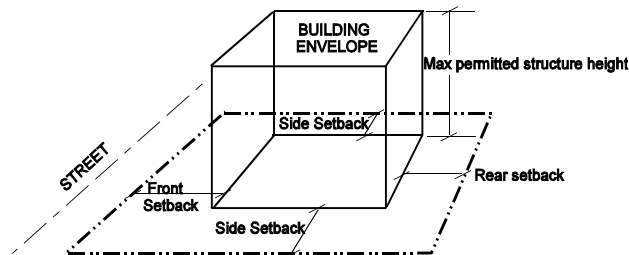


(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0213 Determining Building Envelope

The *building envelope* is the three-dimensional space determined by identifying the maximum permitted *structure height* and the *setbacks* for a *premises*. The outline of the *building envelope* extends upward from the *setback lines* in an imaginary plane, to the maximum permitted *structure height*, thereby defining the three-dimensional space. This is illustrated in Diagram 113-02B.

Diagram 113-02B
Building Envelope

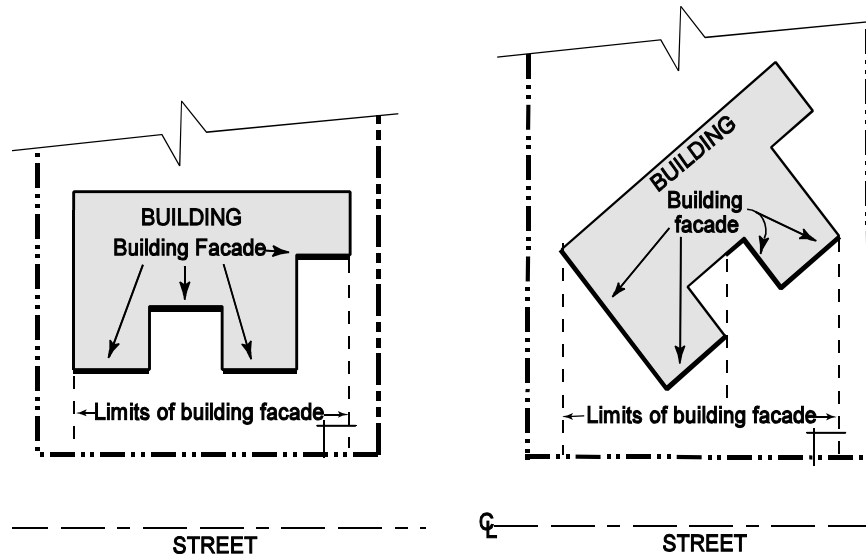


(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0216 Determining Building Facade

The *building facade* is made up of the outer surfaces of all walls, or portions of walls, that are visible when projected perpendicularly to a single plane that is most parallel to the closest abutting *public right-of-way*, as shown in Diagram 113-02C.

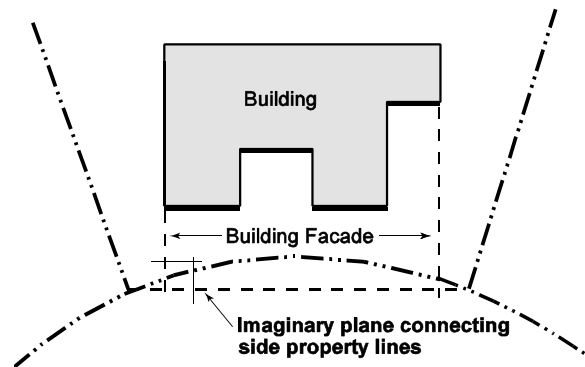
Diagram 113-02C
Building Facade



The *building facade* is determined as follows:

- (a) For a corner *lot*, the *building facade* is determined separately for each *street frontage*.
- (b) For a *premises* abutting a curved *public right-of-way*, the plane used for determining the *building facade* is an imaginary line connecting the intersections of the two side *property lines* with the *public right-of-way*, as shown in Diagram 113-02D.

Diagram 113-02D
Building Facade with Curved Street Frontage



- (c) The length of the *building facade* is the distance between the outer limits of the *building facade* measured along the single plane used to determine the *building facade*.
- (d) The area of the *building facade* is determined by multiplying the height of the walls by the length of the *building facade*. The area of the *building facade* includes the area of all doors and windows and also includes the area of the roof, in elevation, as viewed from the single plane used to determine the *building facade*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0219 Determining Coastal Bluff Edge

Coastal bluff edge is determined as follows:

- (a) The *coastal bluff edge* is the uppermost termination of the *coastal bluff face* and the seaward-most termination of the top of bluff on a *premises*.
- (b) When the top edge of the *coastal bluff face* is rounded toward the top of bluff as a result of erosional processes related to the presence of the bluff face, the *coastal bluff edge* is that point nearest the bluff face beyond which the downward gradient of the land surface begins to increase more or less continuously until it reaches the general gradient of the *coastal bluff face*.
- (c) The *coastal bluff edge* is a continuous line across the length of the bluff on the *premises* from which all *coastal bluff edge setbacks* shall be measured.

- (d) The top of bluff is flat or contains a generally consistent gradient that is significantly less than that of the *coastal bluff face*.
- (e) In the case where there is a step-like feature at the top of the *coastal bluff*, the landward edge of the topmost riser-like landform on the *premises* is the *coastal bluff edge* for that *premises*.
- (f) The precise location of the *coastal bluff edge* shall be as determined by the City Manager in accordance with the regulations in Section 113.0219(a) through (e) and the Coastal Bluffs and Beaches Guidelines.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0222 Calculating Density

- (a) Multiple Dwelling Unit Development

For *multiple dwelling unit development*, the maximum number of units that may be permitted on any *premises* is determined by dividing the lot area of the *premises* by the number of square feet required for each dwelling unit (maximum permitted density), as prescribed by the applicable base zone.

- (1) If the quotient resulting from this calculation exceeds a whole number by 0.50 or more, the number of dwelling units may be increased to the next whole number.
- (2) The maximum number of dwelling units permitted on any *premises* that is located in more than one zone shall be the sum of the number of units permitted in each of the zones based on the area of the *premises* in each zone. The dwelling units may be located on the *premises* without regard to the zone boundaries.
- (3) In determining the maximum permitted *density*, the rounding provisions of Section 113.0222(a)(1) may be used only once. For example, if multiple calculations are required as with application of the *density* bonus provision, the result of only one calculation may be increased to the next whole number.

Example of calculation of *density* for *multiple dwelling unit development*:

Lot Area: 1.5 acres x 43,560 (sq. ft./ac.) = 65,340 sq. ft.

Maximum Permitted *Density*: 1 dwelling unit/2000 sq. ft.

Units Permitted = $65,340 \div 2,000 = 32.67$ dwelling units

Since the quotient exceeds a whole number by more than 0.50, the maximum number of permitted dwelling units may be rounded up to 33 dwelling units.

(b) Single Dwelling Unit Development

For *single dwelling unit development*, no more than one dwelling unit is permitted on a *lot*. The maximum number of permitted *lots* that can be created by subdivision is determined by dividing the total lot area of the site by the minimum lot area prescribed by the applicable base zone. The quotient from this calculation is rounded down to the next whole number.

Example of calculation of *density* for *single dwelling unit development*:

Lot Area: 15 acres x 43,560 (sq. ft./ac.) = 653,400 sq. ft.

Minimum Lot Area Prescribed by Zone: 5,000 sq. ft.

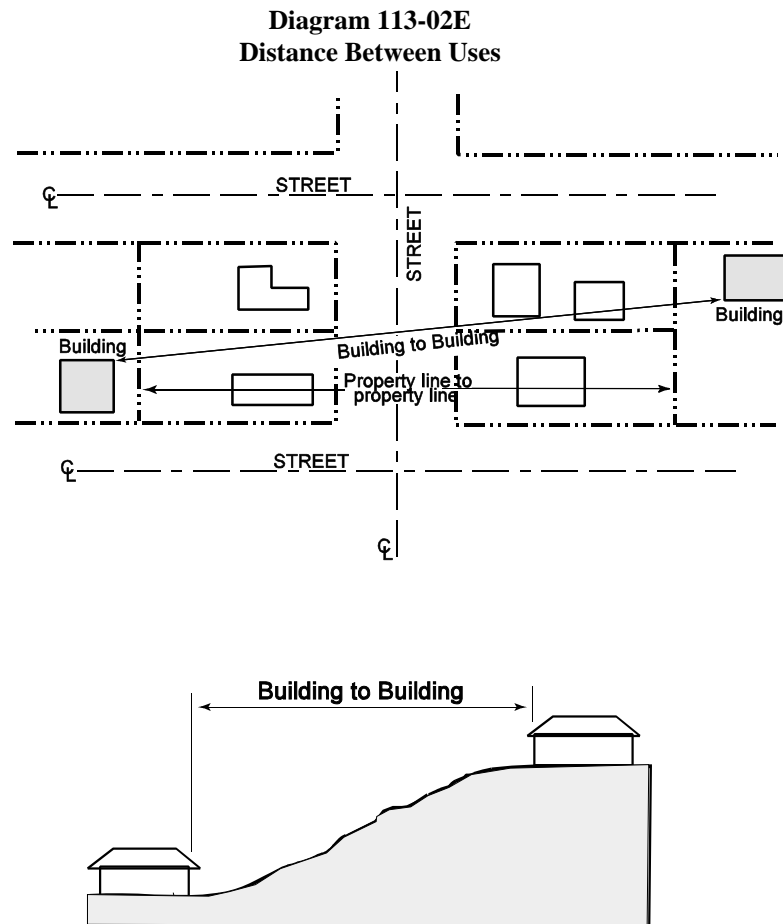
Lots Permitted = $653,400 \div 5,000 = 130.68$ *lots*

Round down to whole number for a total of 130 *lots*. A maximum of 130 dwelling units is permitted.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0225 Measuring Distance Between Uses

When there is a separation requirement between uses, the distance of the separation shall be measured as follows (this is illustrated in Diagram 113-02E).



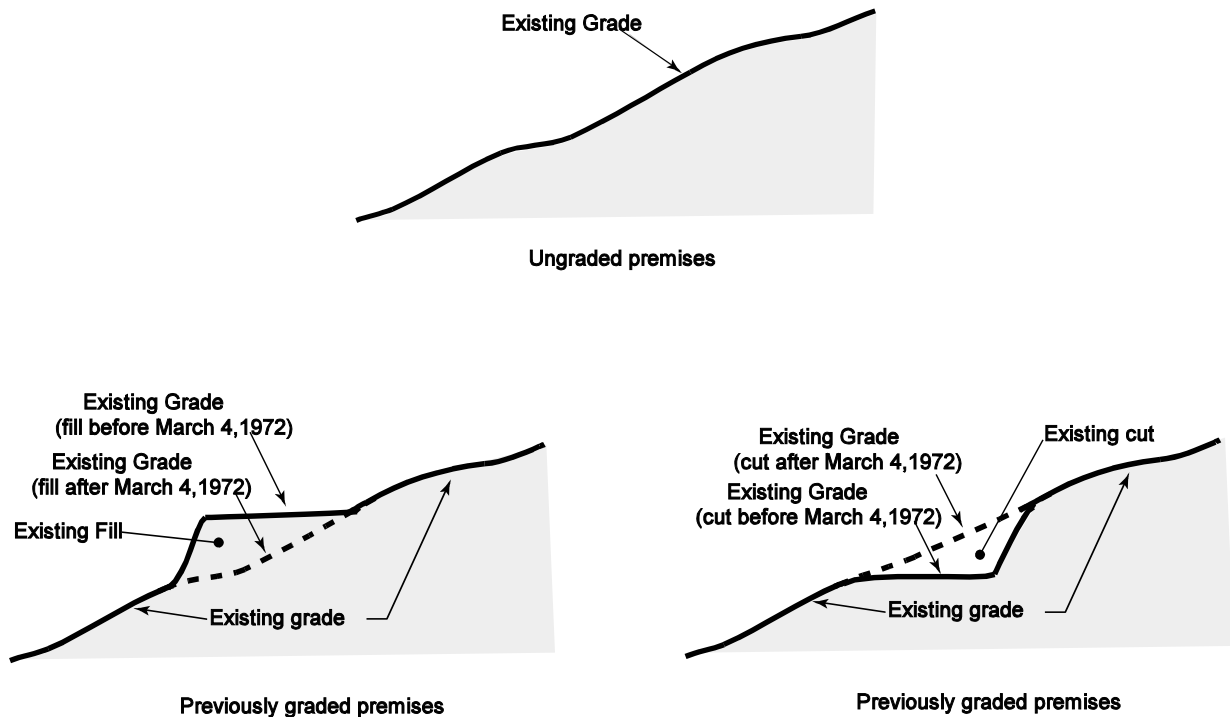
- (a) The distance shall be measured between *property lines*, buildings, or use locations, as required by the regulations for the particular use.
- (b) The distance shall be measured in a straight line between the two closest points of the *property lines*, buildings, or use locations.

- (c) The distance shall be measured horizontally without regard to topography or *structures* that would interfere with a straight-line measurement.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0228 Determining Existing Grade

- (a) *Existing grade* is the ground elevation of the surface of a *premises* that has never been *graded* or, for a *premises* that has been *graded*, the ground elevation that existed on March 4, 1972. This is illustrated in Diagram 113-02F.

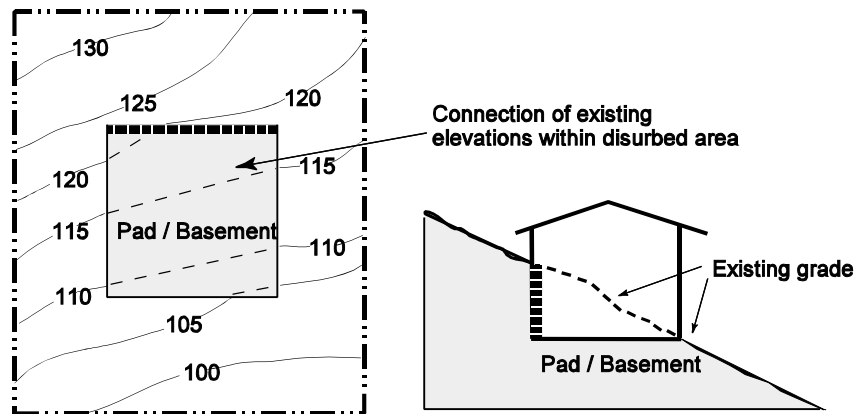
**Diagram 113-02F
Existing Grade**



- (b) If *grading* was approved and conducted as part of an approved *tentative map*, *existing grade* is the ground elevation of the *premises* following completion of the approved *grading* operation.

- (c) When *existing grade* on a previously graded *premises* is not readily apparent, the City Manager may use the *grade* adjacent to the previously graded area or the *grade* on adjacent properties to establish the *existing grade* for the previously graded area. *Existing grade* at the disturbed area shall be an imaginary plane that connects elevations of *existing grade* through the previously graded area, as shown in Diagram 113-02G.

Diagram 113-02G
Connecting Elevations for Existing Grade

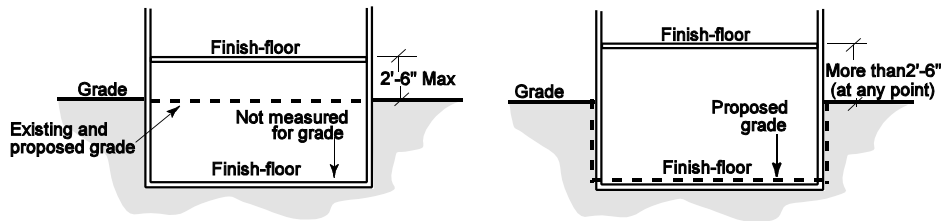


(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§113.0231 Determining Proposed Grade

Proposed grade is the ground elevation that will exist when all proposed *development* has been completed. *Proposed grade* does not include *basements* where, at any point adjacent to the *basement*, the vertical distance between *existing grade* or *proposed grade*, whichever is lower, and the finish-floor elevation immediately above is 2 feet, 6 inches or more, as shown in Diagram 113-02H. If a *basement* contains multiple *floors*, the finish-floor elevation of the highest *basement floor* shall be used to determine *proposed grade*.

Diagram 113-02H
Proposed Grade With Basement



(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

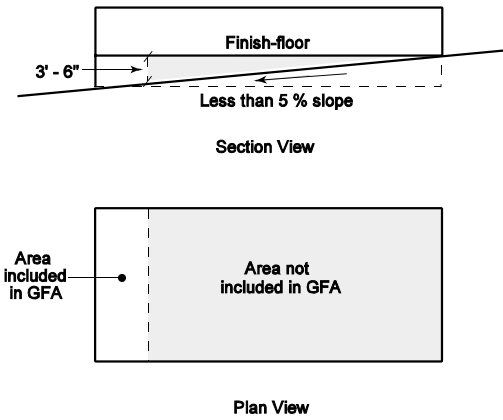
§113.0234 Calculating Gross Floor Area

Gross floor area is calculated in relationship to the *structure* and *grade* adjacent to the exterior walls of a building. The elements included in the *gross floor area* calculation differ according to the type of development proposed and are listed in Section 113.0234(a). The additional elements included for development in residential zones and for residential development in other zones are listed in Section 113.0234(b). The additional elements included for commercial and industrial zones for other than residential development are listed in Section 113.0234(c). Gross floor area does not include the elements listed in Section 113.0234(d).

(a) Elements Included in *Gross Floor Area* For Development in All Zones

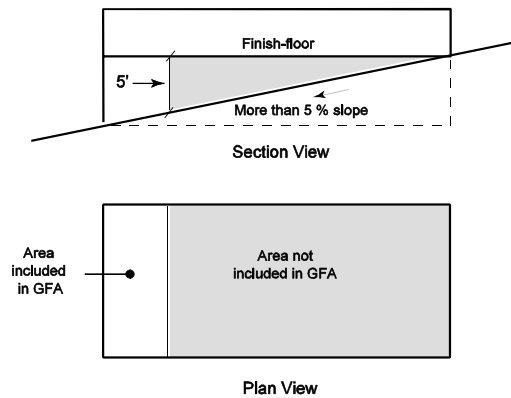
- (1) *Gross floor area* includes all existing and proposed *floors* within the horizontal area delineated by the exterior surface of the surrounding exterior walls of the building.
- (2) *Gross floor area* includes *basements* as follows:
 - (A) For *lots* that slope less than 5 percent along each edge of the building footprint, *gross floor area* includes the area of all portions of a *basement* where the vertical distance between *existing grade* or *proposed grade*, whichever is lower, and the *finish-floor* elevation above exceeds 3 feet, 6 inches as shown in Diagram 113-02I.

Diagram 113-02I
Basements with Less than 5 Percent Slope



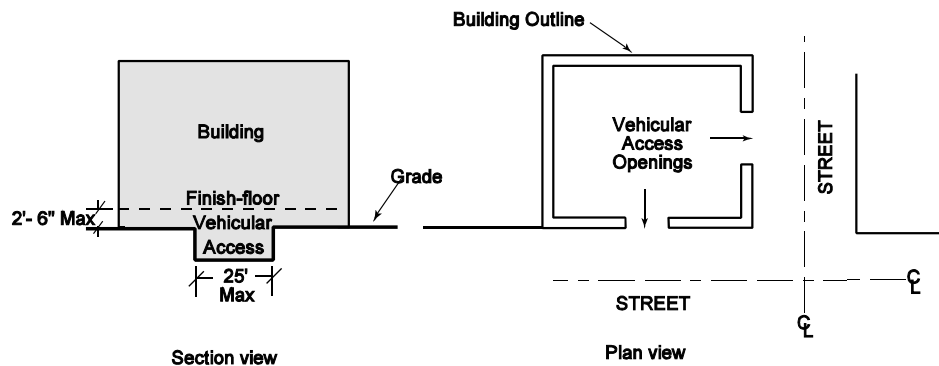
- (B) For *lots* that slope 5 percent or more along any edge of the building footprint, *gross floor area* includes the area of all portions of a *basement* where the vertical distance between *existing grade* or *proposed grade*, whichever is lower, and the finish-floor elevation above exceeds 5 feet, as shown in Diagram 113-02J.

Diagram 113-02J
Basements with 5 Percent or More Slope



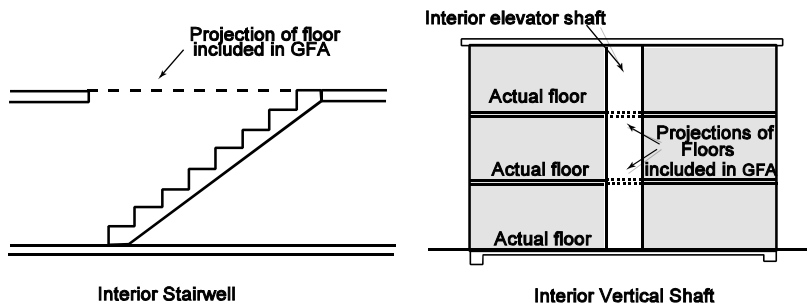
- (3) *Gross floor area* includes those portions of *underground parking structures* where, at any point, the vertical distance from *existing grade* or *proposed grade*, whichever is lower, to the *finish-floor* elevation immediately above, is more than 2 feet, 6 inches as shown in Diagram 113-02K. For the purpose of determining *gross floor area* of *underground parking structures*, *proposed grade* does not include openings to *underground parking* if there are no more than two on-grade openings for vehicular access per premises, and no more than one opening for every 50 feet of street frontage provided that the openings do not exceed a width of 16 feet for single unit residential zones, 18 feet for multiple unit residential zones, 20 feet for commercial zones, and 25 feet for industrial zones.

Diagram 113-02K
Underground Parking Structures



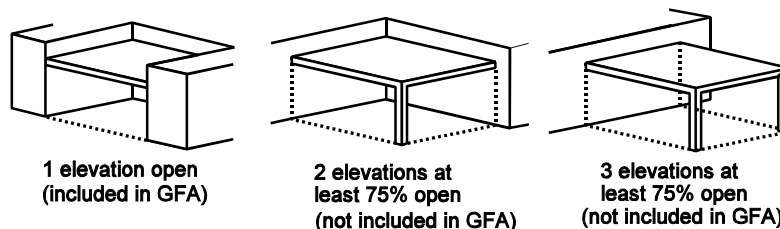
- (4) *Gross floor area* includes enclosed exterior stairwells and enclosed exterior elevator shafts.
- (5) *Gross floor area* includes interior shafts such as elevator shafts, ventilation shafts, and other similar vertical shafts, interior stairwells, ramps, and mechanical equipment rooms. *Gross floor area* includes the area of the horizontal projection into the interior shaft of each *floor* in plan view that is served by the elevator, shaft, stairwell, or ramp, as shown in Diagram 113-02L.

Diagram 113-02L
Interior Stairwells and Vertical Shafts



- (6) *Gross floor area* includes on- or above-grade parking structures, garages, and carports that are constructed and maintained with less than two elevations of the element that are at least 75 percent completely open, as shown in Diagram 113-02M.

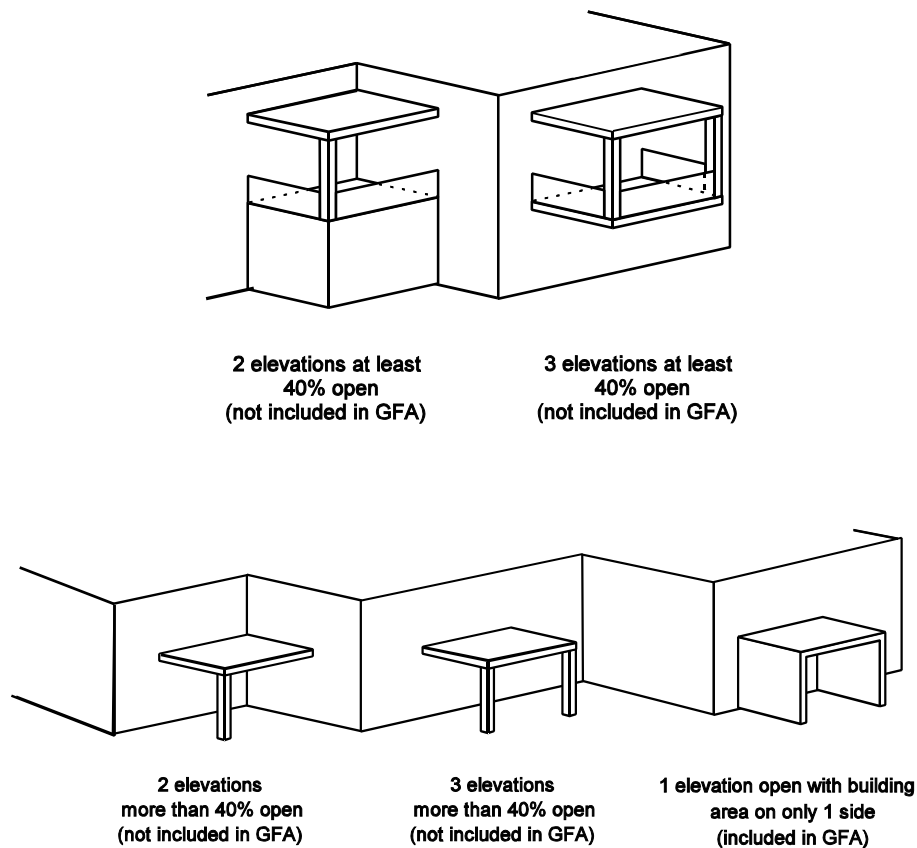
Diagram 113-02M
Parking Structures



- (7) *Gross floor area* includes *penthouses*, except in the following instances:
- (A) When height of the enclosure above the highest roofline of the building or *structure* upon which the enclosure is located is no more than 13 feet for an elevator shaft or 9 feet for a stairwell; and
 - (B) When total plan area of the enclosure or enclosures is not more than 10 percent of the area of the roof plan of the building.
- (b) Additional Elements Included in *Gross Floor Area* in Residential Zones and for Residential Development in Other Zones

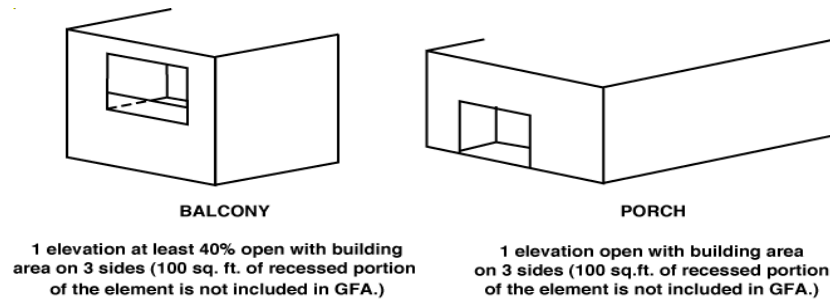
- (1) *Gross floor area* includes roofed porches, entrances, exterior balconies, and patios when they project from the primary *structure* and are constructed and maintained with at least two elevations of the element that are less than 40 percent permanently open, as shown in Diagram 113-02N.

Diagram 113-02N
Projecting Porches and Balconies



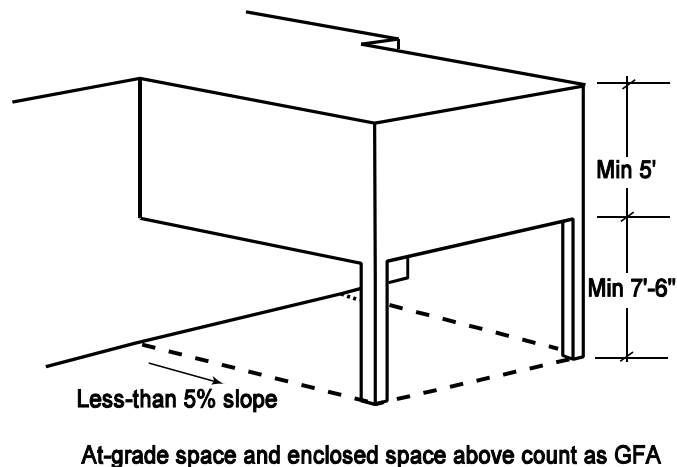
- (2) *Gross floor area* includes roofed porches, entrances, exterior balconies, and patios when the element is recessed or partially recessed in the *structure* and surrounded or partially surrounded on three sides by the enclosed building. *Gross floor area* does not include 100 square feet of the recessed portion of the element when the fourth elevation of the element is at least 40 percent permanently open. This is illustrated in Diagram 113-02O.

Diagram 113-02O
Recessed Porches and Balconies



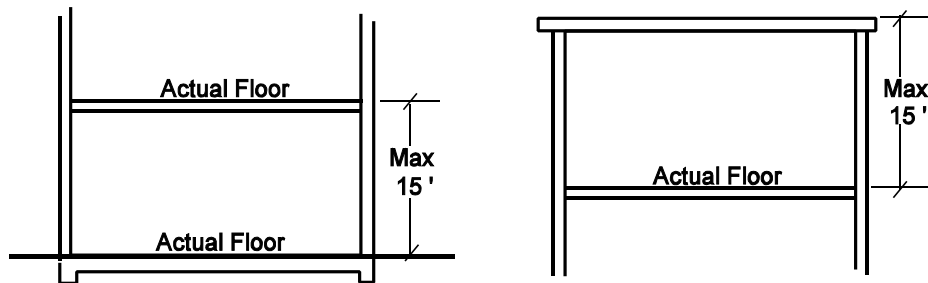
- (3) *Gross floor area* includes at-grade space that is built with enclosed space above, when the enclosed space above exceeds a height of 5 feet measured from the top of the wall or post supporting the space to the top of the roof above when the gradient along any edge of the at-grade space is less than 5 percent, as shown in Diagram 113-02P. *Gross floor area* in this situation includes the area of the at-grade space when there is at least 7'-6" between *grade* and the finish-*floor* elevation of the space above and that portion of the area of the enclosed space above that exceeds the 5-foot height.

Diagram 113-02P
Carport with Enclosed Space Above



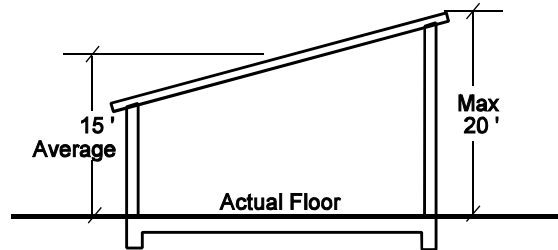
- (4) *Gross floor area* includes any projected *floor* area and other phantom *floors* within the building's exterior walls where specified dimensions are met. Phantom *floors* are located within the space above or below actual *floors* within a building, and are measured separately above each actual *floor* or below the lowest actual *floor* for under *floor* area, described as follows:
- (A) Phantom *Floors*. When the vertical distance between the finish-*floor* elevation and the finish-*floor* or flat roof immediately above does not exceed 15 feet, the area of one *floor* (the actual *floor*) is included in *gross floor area*, as shown in Diagram 113-02Q.

Diagram 113-02Q
One Floor Below Actual Floor and Flat Roof



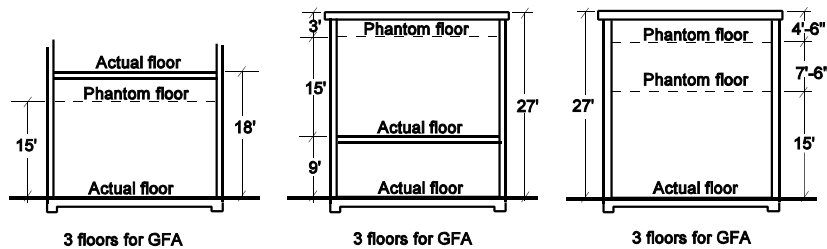
When the vertical distance between the finish-*floor* elevation and the elevation at the midpoint of the sloped roof immediately above that has at least a 2:12 pitch (2 vertical feet to 12 horizontal feet) pitch does not exceed 15 feet, and the elevation of the highest point of the roof does not exceed 20 feet, the area of one *floor* (the actual *floor*) is included in *gross floor area*, regardless of the location of the ceiling, as shown in Diagram 113-02R.

Diagram 113-02R
One Floor Below Sloped Roof



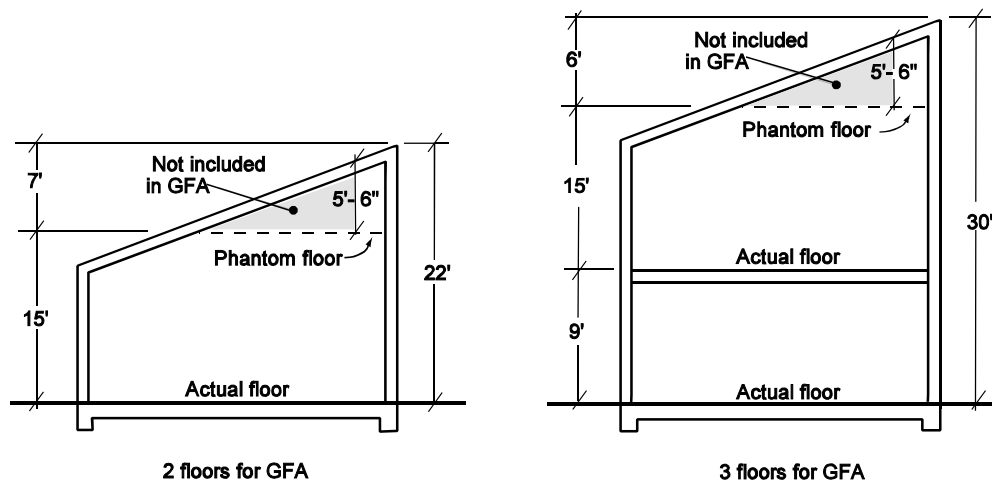
When the vertical distance between the finish-*floor* elevation and the finish-*floor* or flat roof elevation immediately above exceeds 15 feet, *gross floor area* includes the area of the actual *floor* plus the area of a phantom *floor* at 15 feet of height and at each 7-foot, 6-inch increment, or portion thereof, of height above the 15-foot height, as shown in Diagram 113-02S.

Diagram 113-02S
Multiple Floors Below Actual Floor and Flat Roof



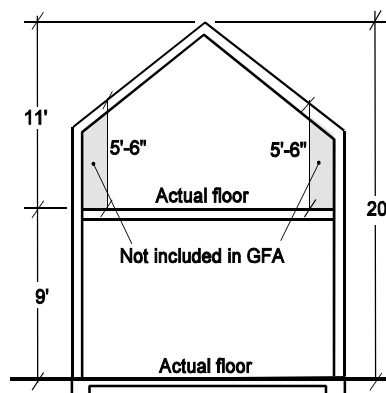
When the vertical distance between the finish-*floor* elevation and the elevation at the midpoint of the sloped roof immediately above that has at least a 2:12 pitch (2 vertical feet to 12 horizontal feet) exceeds 15 feet or the elevation of the highest point of the roof immediately above exceeds 20 feet, *gross floor area* includes the area of the actual *floor* plus the area of a phantom *floor* at 15 feet of height and at each 7-foot, 6-inch increment of height above the 15-foot height, regardless of the location of the ceiling, as shown in Diagram 113-02T. *Gross floor area* excludes those portions of actual *floors* and phantom *floors* where there is less than 5 feet, 6 inches of vertical distance between the actual or phantom *floor* and the elevation of the roof immediately above.

Diagram 113-02T
Multiple Floors Below Sloped Roof



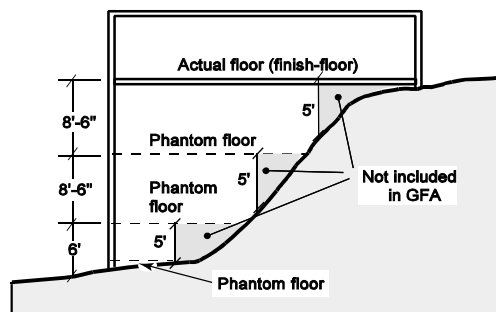
- (B) *Attic Space.* Gross floor area includes the *attic space* above ceilings according to the regulations for *phantom floors* in Section 113.0234(b)(4)(A), as shown in Diagram 113-02U. The location of any ceilings immediately below the roof does not affect the measurement of *phantom floors* above the highest finish-*floor* elevation.

Diagram 113-02U
Attic Space



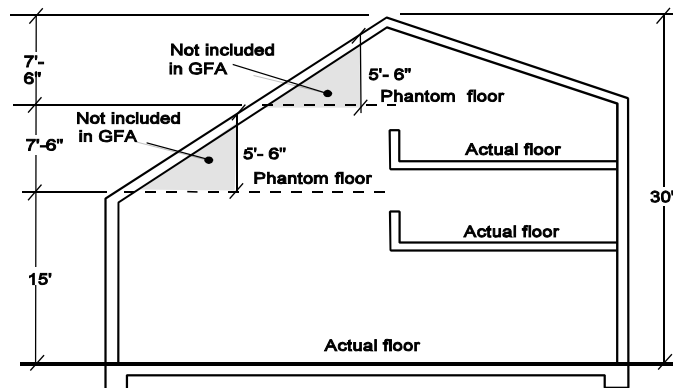
- (C) Underfloor Area. For sloping *lots* with a minimum slope of 5 percent within the building footprint, *gross floor area* includes additional phantom *floors* within the enclosed space below the lowest finish-*floor* elevation. In this case, the area of a phantom *floor* is included in *gross floor area* at each 8-foot, 6-inch increment, or portion thereof, of height between the lowest finish-*floor* elevation and *grade*, measured vertically from the lowest finish-*floor* elevation, as shown in Diagram 113-02V. *Gross floor area* excludes any area where there is less than 5 feet of height between *grade* and the finish-*floor* or phantom *floor* elevation immediately above.

Diagram 113-02V
Underfloor Area



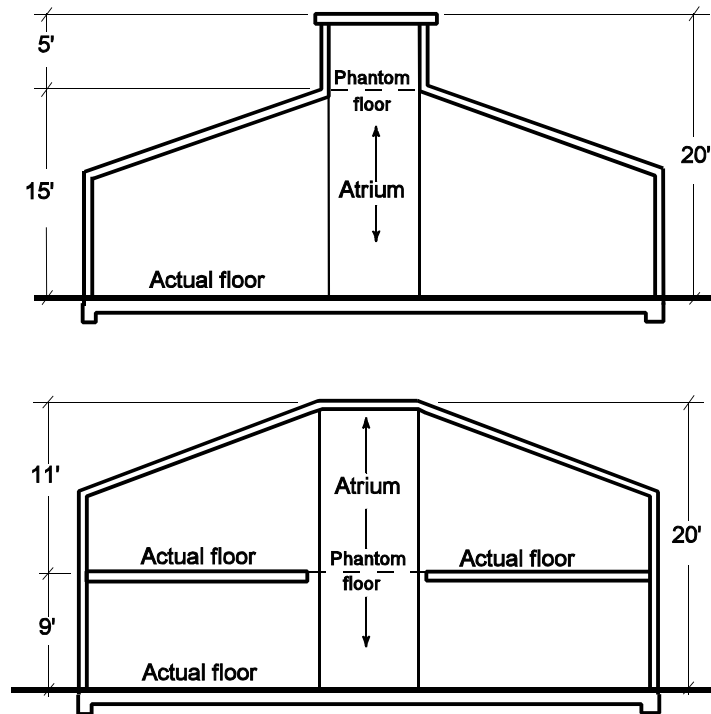
- (D) Interior Balconies, Mezzanines, and Lofts. *Gross floor area* includes the area within a building adjacent to all interior balconies, mezzanines, and lofts, pursuant to the regulations for phantom *floors* in Section 113.0234(b)(4)(A) as if such elements did not exist adjacent to the space, as shown in Diagram 113-02W. The location of an adjacent interior balcony, mezzanine, or loft does not affect the location of phantom *floors* above the finish-*floor* elevation of the adjacent space.

Diagram 113-02W
Mezzanines



- (E) *Atriums.* Gross floor area includes the area of the horizontal projection into the *atrium* from each adjacent *floor* in plan view. If no adjacent *floors* exists, the regulations for phantom floors in Section 113.0234(b)(4)(A) apply to the space within the *atrium*. This is illustrated in Diagram 113-02X.

Diagram 113-02X
Atriums



- (5) *Roof Decks.* Gross floor area includes roof decks when any portion of the deck's parapet, guardrail, wall, or fence (open or solid) enclosing the area exceeds an average of 42 inches in height, or exceeds 54 inches in height at any point.
- (c) Additional Elements Included in *Gross Floor Area* in Commercial and Industrial Zones (for other than residential development)
- (1) *Gross floor area* includes atriums, provided, however, that only proposed or existing actual floors are included.
- (2) *Gross floor area* includes porches when completely enclosed on all sides.
- (d) Elements Not Included in *Gross Floor Area*
- (1) *Interior Courts*, as defined in Section 113.0103; and

- (2) Interior modifications, including additions of actual *floor* area, that do not affect the outer limits of the existing *structural envelope*.
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

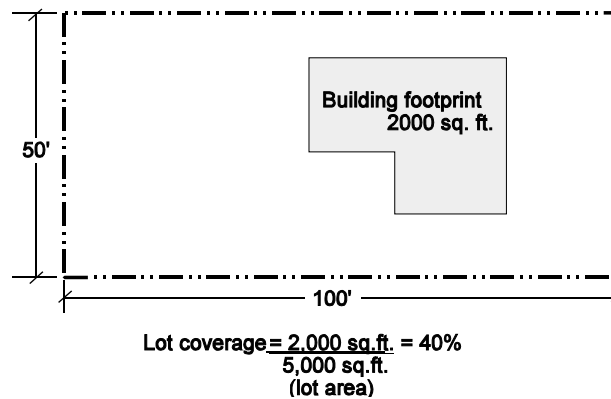
§113.0237 Determining a Lot

- (a) A *lot* is legal for purposes of *development* if it meets any one of the following criteria:
- (1) The *lot* is an individual parcel designated with a number or letter on a *subdivision* or *parcel map* recorded with the County Recorder, a record of survey map approved by resolution of the City Council and recorded with the County Recorder after December 5, 1954, or a division plat approved by and filed with the Development Services Department;
- (2) The *lot* has been officially determined as a suitable building site or a site for another particular use by a variance, certificate of compliance, or other Land Development Code procedure;
- (3) The *lot* was held as a separate parcel before March 4, 1972 and has at least 15 feet of *street frontage* or other legal access to a dedicated *street* as approved by the City Engineer; or
- (4) The *lot* was held as a separate parcel upon annexation to the City of San Diego.
- (b) Any *lot* or parcel that does not comply with the minimum lot area or required lot dimensions may nevertheless be used in compliance with the applicable zone if the *lot* is a legal *lot* as determined by Section 113.0237(a).
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0240 Calculating Lot Coverage

Lot coverage is calculated by dividing the square footage of the *structure's* footprint, measured from the outer surface of the exterior walls or support *structure* by the square footage of the *lot*. *Lot coverage* is expressed as a percentage (for example, 60 percent). This is illustrated in Diagram 113-02Y.

Diagram 113-02Y
Lot Coverage



The following *structures* are not included in calculating *lot coverage*:

- (a) Exterior balconies, entrances, canopies, rigid *awnings*, stoops, openly supported terraces, openly supported exterior stairways, and sun baffles or shades when these structures do not project more than 6 feet from the supporting *structure* and are constructed and maintained with 40 percent or more of the vertical surface permanently open;
- (b) Roofed areas enclosed by three or fewer exterior walls of a building that provide shelter to exterior balconies, entrances, stoops, terraces, and stairways;
- (c) *Architectural projections*;
- (d) Those portions of *underground parking structures*, first *stories*, and *basements* lying 3 feet or less above *grade*; and
- (e) Those portions of solar energy systems lying outside of the exterior surfaces of walls.

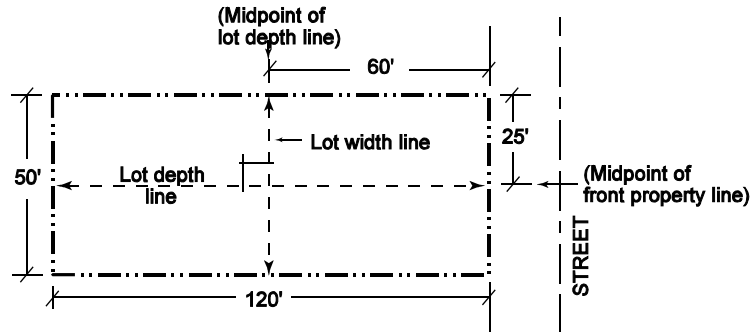
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0243 Measuring Lot Depth and Lot Width

- (a) Lot depth is measured along an imaginary straight line drawn from the midpoint of the front *property line* of the *lot* to the midpoint of the rear *property line*.

- (b) Lot width is measured along an imaginary straight line drawn at right angles to the lot depth line, between the side *lot* lines at the point midway between the front and rear *property lines*. Diagram 113-02Z illustrates how to measure lot depth and width.

Diagram 113-02Z
Lot Depth and Width

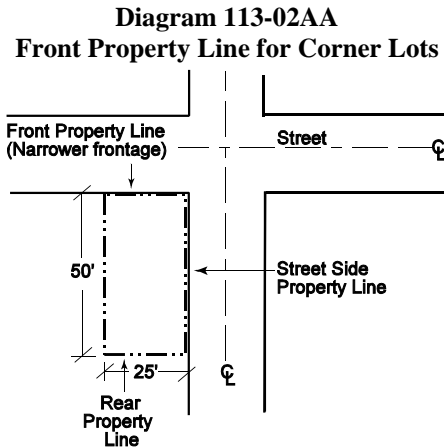


(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0246 Determining Property Lines

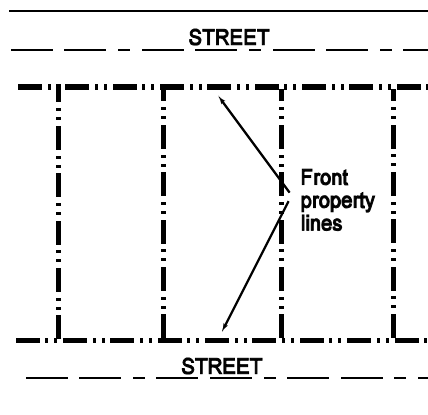
The *property lines* define the perimeter of a *lot* or *premises* and separate one *lot* or *premises* from any other *lot* or *premises* or from the *public right-of-way*. These rules for determining *property lines* are for purposes of applying and interpreting development regulations only and are not intended to affect ownership rights or responsibilities. These rules apply regardless of ownership of property extending into the *public right-of-way*.

- (a) **Front Property Line.** The front *property line* separates a *lot* from the *public right-of-way* or private street. On corner *lots*, the front *property line* lies along the narrowest *street frontage*, as shown in Diagram 113-02AA.



- (b) *Front Property Line for Double-Fronted Lots.* When a *lot* extends from one *street* to another *street*, the *front property line* lies along both frontages, as shown in Diagram 113-02BB, unless the right of vehicular access has been waived to one of the *streets* as required by a governmental agency. In this case, the line separating the *lot* from the *street* where access is waived becomes the *rear property line*.

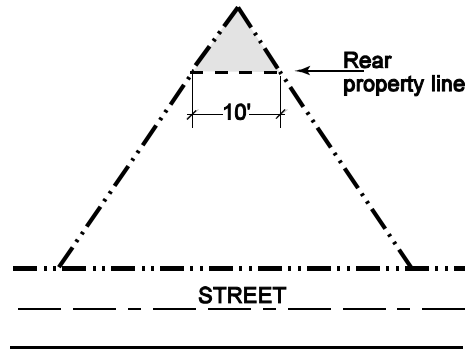
Diagram 113-02BB
Front Property Line for Double-Fronted Lots



- (c) *Rear Property Line.* The *rear property line* is the *property line* opposite and most distant from the *front property line*, as shown in Diagram 113-02AA. For a triangular *lot*, the *rear property line* is a line 10 feet in length within the

lot that connects the two side *property lines* and is parallel to the front *property line*, or parallel to the chord of a curved front *property line*, and at the maximum distance from it, as shown in Diagram 113-02CC.

Diagram 113-02CC
Rear Property Line on Triangular Lot



- (d) **Side and Street Side *Property Lines*.** The side *property lines* connect the front *property lines* to the rear *property lines* at the corners of the *lot*. The side *property line* that abuts the *public right-of-way* is the *street side property line*.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0249 Determining Setback Line

- (a) The *setback line* is a line that runs parallel to the nearest *property line* at a distance inward from the *property line* equal to the *setback*. The area between the *setback line* and the parallel *property line* is the required *yard*. A continuous line connecting all *setback lines* defines the boundaries of the *building envelope* at ground level.
- (b) *Setbacks* established by the Land Development Code may be modified by ordinance, approved final *subdivision*, record of survey, or division plat. In these situations the *setback line* will be as described in the pertinent document.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0252 Measuring Setbacks

- (a) The distance of the *setback* is measured inward from and perpendicular to the nearest *property line*, as follows:

- (1) The front *setback* is measured perpendicular to the front *property line*;
 - (2) The side *setback* is measured perpendicular to the side *property line*;
 - (3) The *street side setback* is measured perpendicular to the *street side property line*; and
 - (4) The rear *setback* is measured perpendicular to the rear *property line*.
- (b) Those portions of *underground parking structures*, first *stories*, and *basements* that are completely below *grade* are not subject to *setback* requirements except in zones that require landscaping in the front *yard*.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0255 Calculating Sign Copy Area

- (a) For *wall signs*, the copy area of a *sign* is the area of the smallest geometric figure that can enclose the actual *sign copy*. See Diagram 113-02DD.
- (b) For *internally illuminated signs*, the entire illuminated face is considered the copy area.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

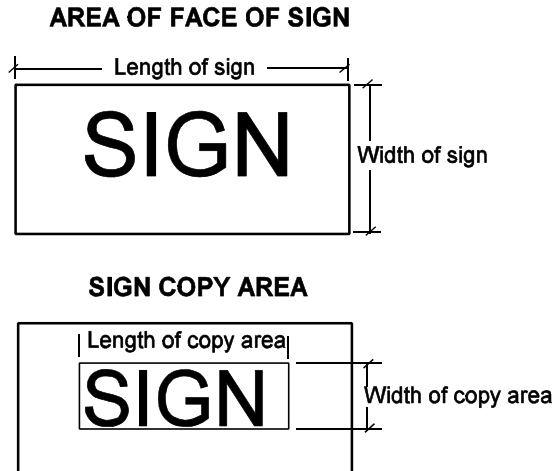
§113.0258 Calculating Sign Face

The *sign face*, as shown in Diagram 113-02DD, is calculated by multiplying the length of the *sign* by the width of the *sign*.

- (a) The *sign face* of any two-faced *sign* with parallel faces, or V-type *sign* with an interior angle of 45 degrees or less, is the area of the single face, unless otherwise provided in the Land Development Code.
- (b) The *sign face* for all other multiple-faced *signs* is the total area of all faces or panels.
- (c) The *sign face* of painted *signs*, individual letter *signs*, and *internally illuminated signs* is calculated on the basis of the smallest rectangle, circle, or spherical figure that will enclose the entire copy area of the *sign*.
- (d) The *sign face* does not include incidental striping and lighting elements used to highlight architectural features of the building such as parapets, facade breaks, window lines, entries, or demarcation of surface texture break.

Striping and lighting elements may not connect to or through the actual copy area of the *sign* or constitute an enclosing frame or a highlighting of the *sign copy*. A minimum separation of 12 inches, or 6 inches for each 12 inches of *sign copy* height, shall be maintained between any element of the *sign copy* and the striping and lighting element.

Diagram 113-02DD
Sign Face and Sign Copy Area



(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0261 Determining a Story

A *story* is that portion of a building between finish-*floor* elevations, between finish-*floor* and roof elevations, and between *grade* and finish-*floor* elevations.

(a) *First Story*

The first *story* is the lowest *story* or ground *story* of any building, the *floor* of which is not more than 2 feet, 6 inches above *existing grade* or *proposed grade*, whichever is lower, measured to the finish-*floor* elevation.

(b) *Attic*

An *attic* is a *story* if it meets one of the following criteria:

- (1) It has a mansard or similar roof;

- (2) It has a height that exceeds 7 feet, 6 inches from the finish-*floor* elevation to the peak of the roof immediately above;
- (3) It has *dormers* projecting from a sloping roof where the *attic* can be used as a habitable area, unless the *dormer* is designed exclusively for ventilation and is not accessible from a habitable area; or
- (4) The proposed *floor* area of the *attic* exceeds one-half of the *floor* area of the *story* immediately below.

(c) *Penthouse*

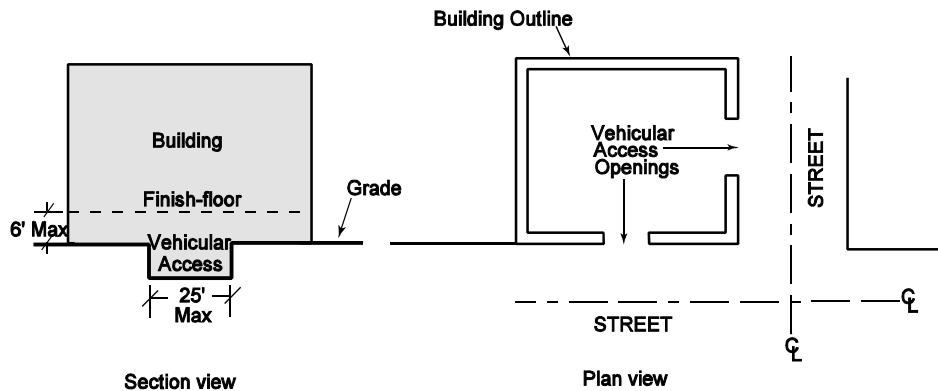
A *penthouse* is a *story* if it meets one of the following criteria:

- (1) Its height above the *roof line* is more than 13 feet for an elevator shaft or more than 9 feet for a stairwell; or
- (2) Its total plan area is more than 10 percent of the roof plan area of the building.

(d) *Underground Parking Structures and Basements*

Underground parking structures and *basements* are *stories* if there is a vertical distance, at any point, of 6 feet or more between *existing grade* or *proposed grade*, whichever is lower, and the finish-*floor* elevation immediately above. For the purpose of determining a *story*, *proposed grade* does not include openings to *underground parking structures* if there are no more than two on-grade openings for vehicular access per premises, and no more than one opening for every 50 feet of street frontage, provided that the openings do not exceed 16 feet for single unit residential zones, 18 feet for multiple unit residential zones, 20 feet for commercial zones, and 25 feet for industrial zones. See Diagram 113-02EE.

Diagram 113-02EE
Underground Parking Structures and Basements

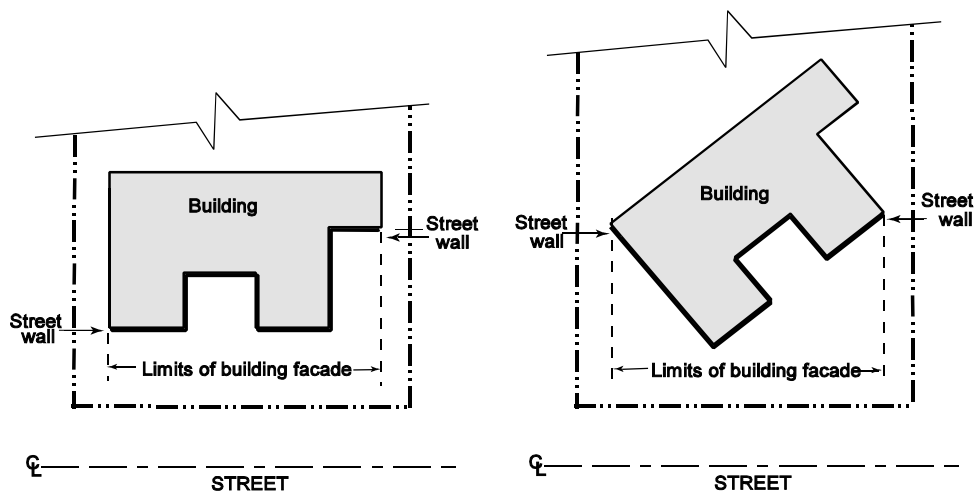


(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

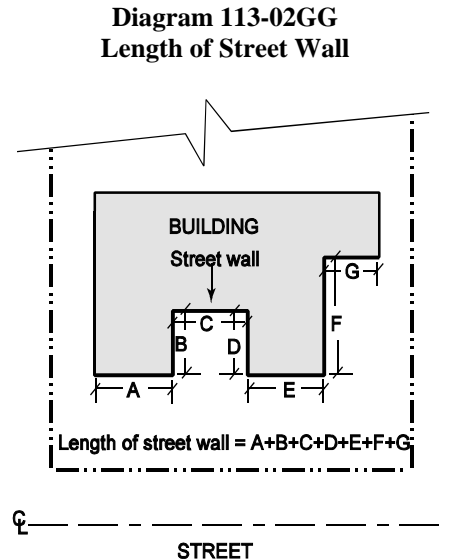
§113.0264 Determining Street Wall

- (a) The *street wall* is made up of the outer surfaces of all walls in all planes along that portion of the building that is between the limits of the *building facade*. The *street wall* follows all indentations along the *building facade*, as shown in Diagram 113-02FF.

Diagram 113-02FF
Street Wall



- (b) The *street wall* is determined in accordance with the following.
- (1) On a corner *lot*, each *street frontage* has a separate *street wall*.
 - (2) The length of the *street wall* is the sum of the lengths of all walls along that portion of the building that is between the limits of the *building facade*, as shown in Diagram 113-02GG.

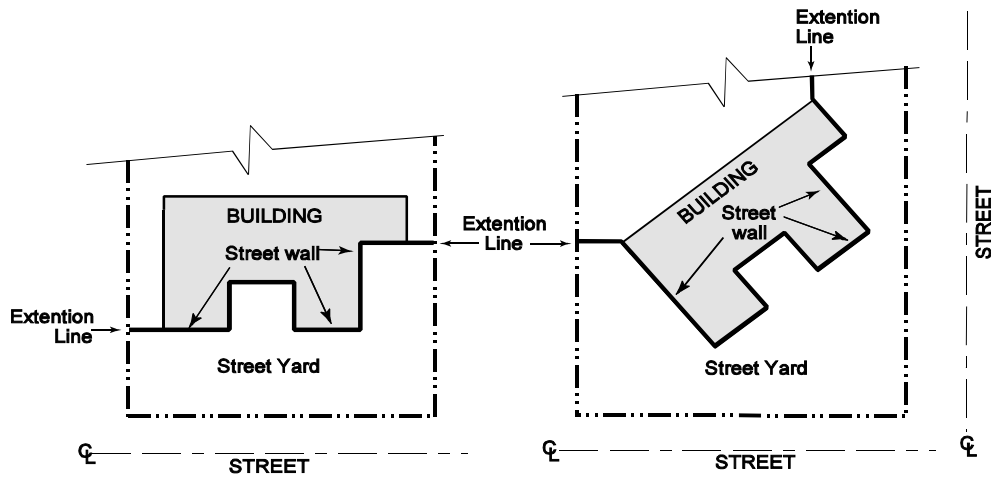


- (c) The area of the *street wall* is determined by multiplying the height of all the walls by the length of the *street wall*. The area of the *street wall* includes the area of all doors and windows but does not include the area of the roof.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0267 Determining Street Wall Line

The *street wall line* is used to delineate the *street yard*. The *street wall line* includes the *street wall* plus a line extending outward from the limits of the *street wall*, as shown in Diagram 113-02HH. The extension lines shall be parallel to the *street* or single plane used to determine the *building facade*. Porches more than 3 feet above *grade* and site walls that are integral in material, design, and placement with the building and which maintain a minimum height of 4 feet may be included in determining the *street wall line*. For a corner lot, the street wall line includes the street walls for both frontages.

Diagram 113-02HH
Street Wall Line



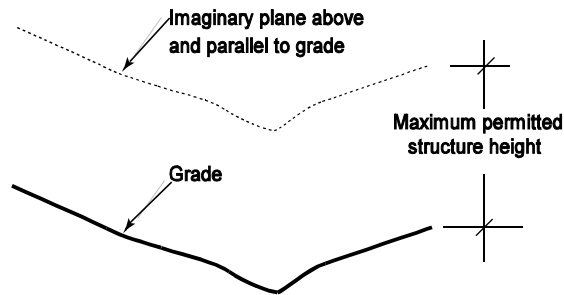
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0270 Measuring Structure Height

Structure height is measured in accordance with the following.

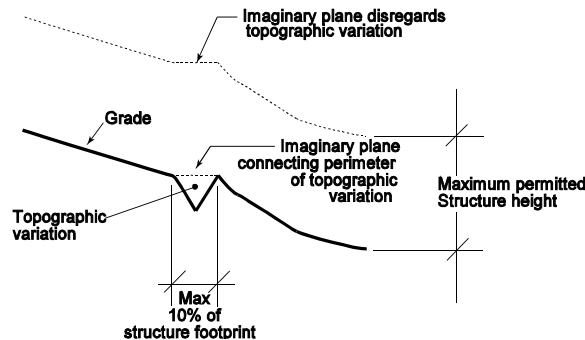
- (a) *Structure Height* of Buildings and Structures Other Than Fences, Retaining Walls, or Signs
 - (1) The maximum permitted *structure height* is specified in the applicable zone and defines the upper limits of the *building envelope* for a *premises*. It is measured vertically from the *existing grade* or *proposed grade*, whichever is lower, to form an imaginary plane that is parallel to *grade*, below which all buildings and *structures* must be located, except as described in 113.0270(a)(3). This is illustrated in Diagram 113-02II.

Diagram 113-02II
Maximum Permitted Structure Height



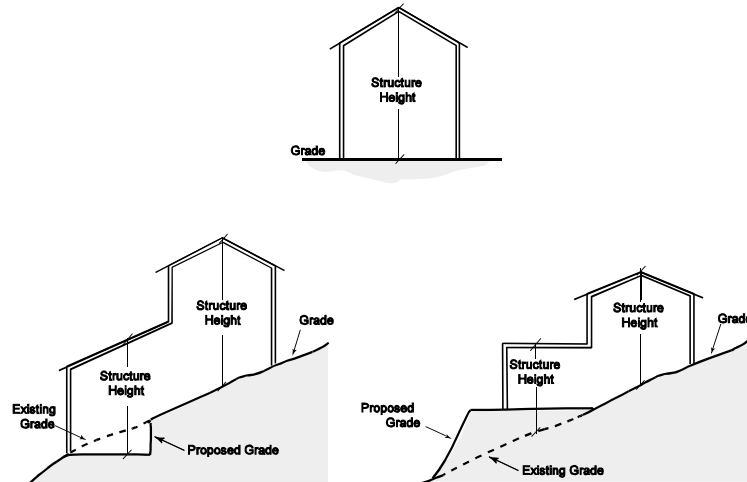
- (2) Where there is an extreme natural topographic variation on a *premises* that covers 10 percent or less of the proposed structure's footprint, as shown in Diagram 113-02JJ, *structure height* is measured from an imaginary plane made by connecting the perimeter points of the topographic variation, so that the imaginary plane above and parallel to *grade* will not reflect the extreme natural topographic variation.

Diagram 113-02JJ
Extreme Topographic Variation



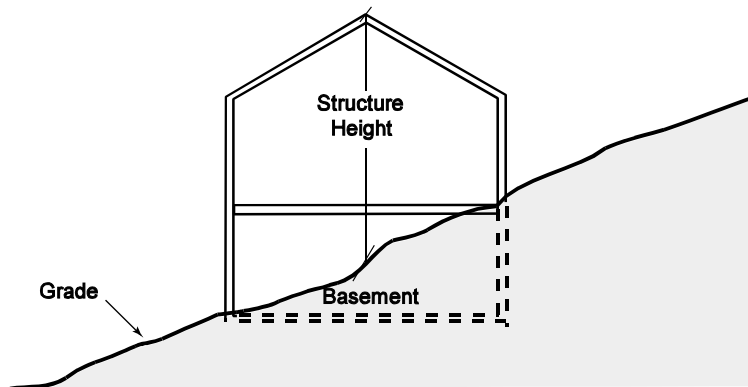
- (3) The *structure height* is measured from all points on top of a *structure* to *existing grade* or *proposed grade*, whichever is lower, directly below each point. This measurement is taken vertically through the *structure* at each point where *structure height* is being measured, as shown in Diagram 113-2KK, except as described in Section 113.0270(a)(4).

Diagram 113-02KK
Measurement of Structure Height



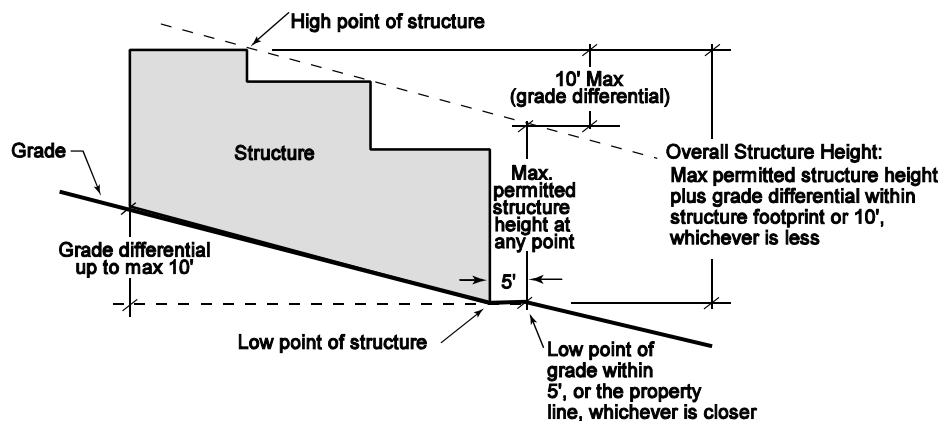
- (4) Where a *basement, underground parking structure, interior court, or other similar interior area* is proposed, the lower of *existing grade or proposed grade*, adjacent to and within 5 feet of that portion of the *structure* shall be used to measure *structure height*, as shown in Diagram 113-02LL. *Structure height* for this purpose shall be measured from an imaginary plane through the building that connects these *grade elevations* on both sides of the *structure*.

Diagram 113-02LL
Structure Height at Basement



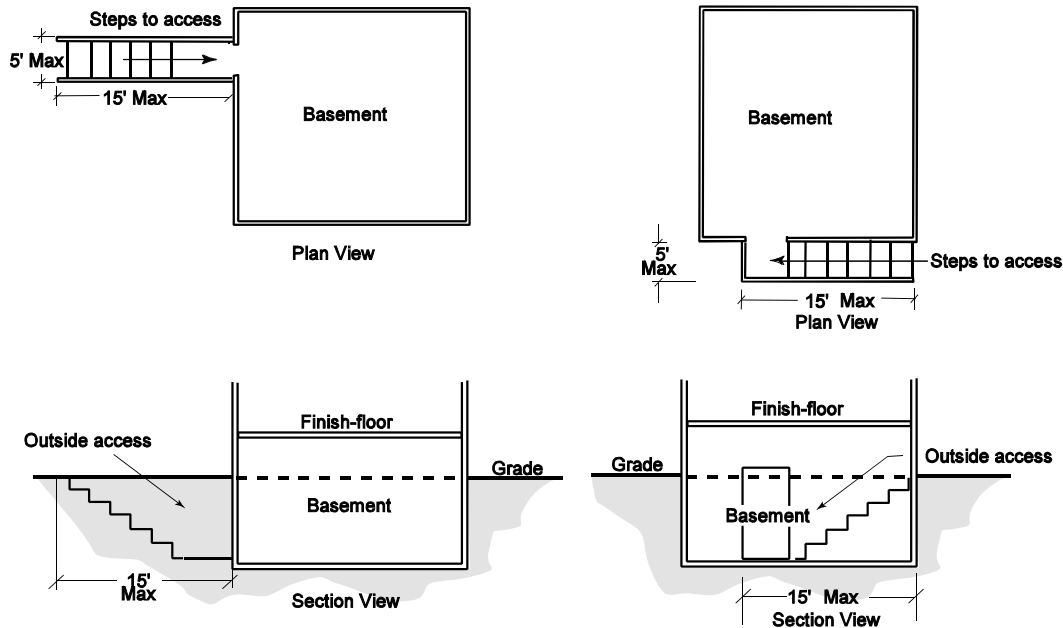
- (5) The overall *structure height* is measured from the lowest point of *existing grade* or *proposed grade* within 5 feet of the structure's perimeter (building wall, balcony, bay window, or similar *architectural projection*) or at the *property line*, whichever is closer, to the highest point of the *structure*, projected horizontally to directly above this lowest point of *grade*, except as specified in Section 113.0270(a)(6). The overall *structure height* shall not exceed the maximum permitted *structure height* of the applicable zone plus an amount equal to either the maximum *grade differential* within the structure's footprint or 10 feet, whichever is less. In no case may the *structure height* exceed the maximum allowed by the applicable zone at any one point measured pursuant to Section 113.0270(a)(3). This is illustrated in Diagram 113-02MM.

Diagram 113-02MM
Overall Structure Height



- (6) For the purpose of measuring overall *structure height* on a *structure* that provides pedestrian access or ventilation to a basement where the vertical distance between the adjacent grade and the finish-floor elevation above does not exceed 2 feet, 6 inches, the lowest point of *existing grade* or *proposed grade* within 5 feet of the structure's perimeter does not include one pedestrian or ventilation access with dimensions of up to 5 feet by 15 feet which abuts the *structure*, as shown in Diagram 113-02NN.

Diagram 113-02NN
Access to Basement



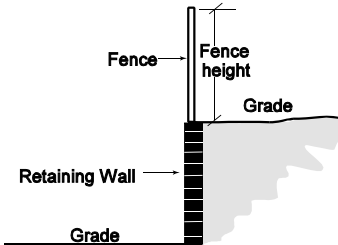
(7) *Structure height* is measured separately for each *structure* that is separated from another *structure* on the *premises* by 6 feet or more.

(b) *Structure Height of Fences, Walls, and Retaining Walls*

(1) *Fence and Wall Height*

(A) The height of any portion of a *fence* or wall is measured from the lowest *grade* abutting the *fence* or wall to the top of the *fence* or wall, except that the height of a *fence* or wall on top of a *retaining wall* is measured from *grade* on the higher side of the *retaining wall*, as shown in Diagram 113-02OO.

Diagram 113-0200
Height of Fence or Wall on Retaining Wall

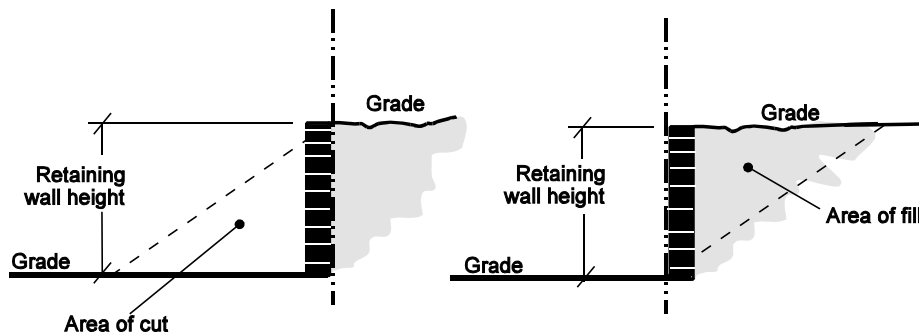


- (B) The height of a *fence* or wall may be averaged between two points along the *property line* to create a straight line along the top of the *fence* or wall, provided that the average height does not exceed the maximum permitted.

(2) *Retaining Wall Height*

The height of a *retaining wall* is measured from *grade* on the lower side of the *retaining wall* to the top of the *retaining wall*, as shown in Diagram 113-02PP.

Diagram 113-02PP
Retaining Wall Height



(c) *Structure Height of Signs*

The height of a ground *sign* is measured from the lowest point of the *existing grade* or *proposed grade*, whichever is lower, immediately adjacent to the base of the *sign* to the highest point at the top of the *sign structure*.

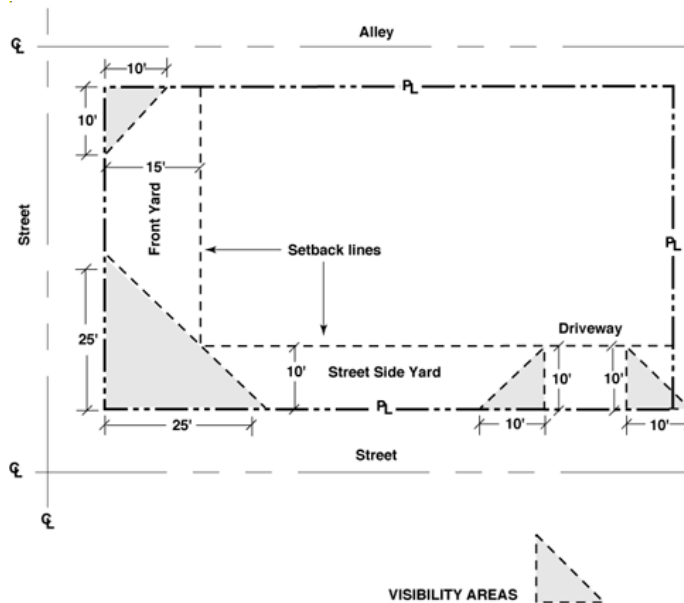
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0273 Measuring Visibility Area

The *visibility area* is a triangular portion of a premises formed by drawing one line perpendicular to and one line parallel to the *property line* or *public right-of-way* for a specified length and one line diagonally joining the other two lines, as shown in Diagram 113-02QQ. No *structures* may be located within a *visibility area* unless otherwise provided by the applicable zone or the regulations in Chapter 14, Article 2 (General Development Regulations).

- (a) For *visibility areas* at the intersection of *streets*, two sides of the triangle extend along the intersecting *property lines* for 25 feet and the third side is a diagonal line that connects the two.
- (b) For *visibility areas* at the intersection of a *street* and *alley*, two sides of the triangle extend along the intersecting *property lines* for 10 feet and the third side is a diagonal line that connects the two.
- (c) For *visibility areas* at the intersection of a *street* and driveway, one side of the triangle extends from the intersection of the *street* and the driveway for 10 feet along the *property line*. The second side extends from the intersection of the *street* and driveway for 10 feet inward along the driveway edge and the third side of the triangle connects the two.
- (d) Where the required front and street side yards measure less than 25 feet when combined, that measurement or 15 feet, whichever is greater, establishes the *visibility area* at the street intersection.

Diagram 113-02QQ
Visibility Area

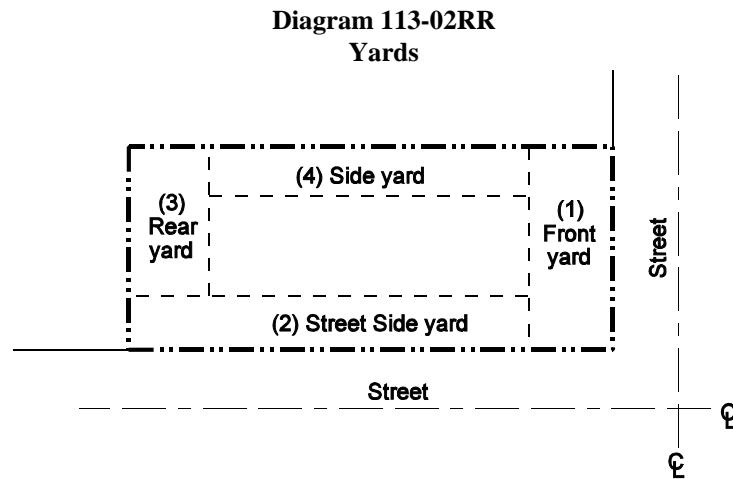


(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§113.0276 Determining Yards

- (a) *Yards* are determined in the hierarchy described below and shown in Diagram 113-02RR:
- (1) **Front Yard.** The front yard is determined first. It is the area between the front *property line* and the front *setback line* and extends the full width of the *lot*.
 - (2) **Street Side Yard.** The street side yard, when applicable, is determined next. It is the area between the street side *property line* and the street side *setback line* that extends along the depth of the *lot* from the front *setback* to the rear *property line*. It does not include the front yard.
 - (3) **Rear Yard.** The rear yard is determined after the front and street side yards. It is the area between the rear *property line* and the rear *setback line* that extends along the width of the *lot* between the rear *property line* and the rear *setback*. It does not include the street side yard if one exists.

- (4) *Side Yard*. The side yard is determined last. It is the area between the side *property line* and the side *setback line* that extends along the length of the *lot* from the front *setback* to the rear *setback* along the side *setback line* parallel to the side *property line*.



- (b) Those portions of *underground parking structures*, first *stories*, and *basements* lying more than 3 feet above *grade* are subject to all yard requirements.
- (c) Those portions of *underground parking structures*, first *stories*, and *basements* lying between 0 and 3 feet above *grade* are subject to front yard and street side yard requirements in those zones that require landscaping in the front and street side yards.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)